

March 28, 2017

Barry Wood
Director, Assessment Division
Department of Local Government Finance
Re: Elkhart County 2017 Ratio Study

Dear Mr. Wood:

This letter is supplemental to the internal 2017 Ratio Study submittal. This letter of explanation will assist you and your staff as you review the workbook values and analyze the 2017 Ratio Study.

Values in the Ratio Study were set by analyzing valid sales disclosure transactions occurring between January 1, 2016 and December 31, 2016.

The Ratio Study is submitted as an MS Excel spreadsheet with a spreadsheet tab for each of the six major property classes, as well as a tab for Summary, Formatted, and MultiParcel Sales.

Residential Improved

There are sufficient valid sales in each of the 16 townships to analyze individually.

Residential Vacant

There are sufficient valid sales in the townships to analyze some of them individually. Cleveland/Concord/Jefferson/Osolo were all analyzed on their own. The remaining townships with valid sales Baugo/Elkhart/Jackson/Middlebury/Union/York were combined and analyzed.

Commercial Improved

There are sufficient valid sales in the townships to analyze some of them individually. Concord/Elkhart/Concord were all analyzed on their own. The remaining townships with valid sales Baugo/Cleveland/Jackson/ Locke/Middlebury/Olive/Union/Washington are combined and analyzed.

Commercial Vacant

There are insufficient valid sales in this property class. Therefore, there is no submittal.

Industrial Improved

There are minimal valid sales in the townships to analyze individually, therefore, these sales have been broken into two groups. The first group contains Concord/Elkhart and the second group contains Baugo/Cleveland/Harrison/Jefferson/Middlebury/Olive/Osolo/Washington are combined and analyzed.

Industrial Vacant

There are insufficient valid sales in this property class. Therefore, there is no submittal.

Hopefully, this brief narrative will assist you in the review of the Elkhart County 2016 Ratio Study.

Respectfully Submitted,

Cathy S. Searcy

Elkhart County Assessor